



PROPOSED ZONING CODE CHANGES FOR NEW INDUSTRIAL DEVELOPMENT

WHY THE CITY IS DOING AN INDUSTRIAL ZONING STUDY:

The *Saint Paul Comprehensive Plan* places a high priority on creating land areas for businesses that foster job creation and vibrant economic activity. To that end, the current *Comprehensive Plan* calls for a study of how the Zoning Code can be strengthened to protect the City's employment base.

This citywide industrial zoning study is intended to answer these questions –

- What **business types should be added to or deleted** from the industrial use list so that non-industrial uses are compatible with the primary industrial function of the area and land is preserved for industrial uses that cannot locate in non-industrial zoning districts?
- The City has created **design standards for the IR (Light Industrial Restricted) district** so that commercial, office, and light industrial sites and buildings are compatible with nearby parks, parkways, or residential uses. What revisions to the design standards are needed to achieve that objective while, at the same time, not detracting from the industrial nature of the building? Some design standards are also proposed to apply to the I1 (Light Industrial) district.
- How much **housing** should be developed in an industrial district?

ALL CHANGES, IF ADOPTED BY THE CITY COUNCIL, AFFECT ONLY NEW DEVELOPMENT.

WHAT HAPPENS NEXT???

- City staff reviews comments from the panel discussion and presents staff recommendations to the Planning Commission.
- Planning Commission public hearing, possibly in winter 2012, and recommendations to the City Council.
- City Council public hearing and decision, possibly in spring 2012.

PROPOSED DELETIONS AND ADDITIONS TO THE INDUSTRIAL USE LIST:

PROPOSED DELETIONS

- Schools, K-12 grade; colleges in the I3 district
- Public libraries
- Churches and other houses of worship, and related buildings (i.e., parsonage and convent)
- Bed and breakfasts

- Some congregate living facilities (foster homes in all districts; licensed community residential facilities in I2; correctional facilities in I3)
- Outdoor drive-ins
- Race tracks
- Theaters and concert halls

PROPOSED ADDITIONS

- Outdoor sports and entertainment
- Crematorium in I1, I2, and I3 districts
- Hazardous waste recycling transfer facility, conditional uses in I2 and I3 districts
- Intermediate metal shredder, conditional use in I2 and permitted in I3

PROPOSED REVISIONS TO DESIGN STANDARDS FOR THE IR AND I1 DISTRICTS:

The IR district was created in 2006 to be used for new industrial development near residential neighborhoods and parks.

A **key feature** of the IR district is design standards. At that time, selected TN design standards were designated for use in the new IR district. The proposed revisions – highlighted below – give the IR design standards their own section in the Zoning Code. Also, the wording of the proposed revisions is intended to fit the specific design issues of industrial buildings instead of the commercial and residential buildings typically found in TN districts. The **thrust of the IR design standards is unchanged** – they are intended to ensure that key features of industrial buildings and sites, particularly along the frontage, are at a human-scale and compatible with nearby residential uses.

PROPOSED REVISIONS

- Buildings anchor the corner, or buildings include vertical structural elements that “hold the corner.” Their street facades are close to the public sidewalk.
- Building facades along the street are articulated at regular intervals with human scale, pedestrian oriented elements, such as doors, windows, and vertical elements. The objective is not to have a solid wall along the street.
- There would be doors and windows in the office portion of the building. Windows would allow light into the building interior.
- Certain building materials could not be used, including concrete block, synthetic stucco, corrugated metal, vinyl, and reflective glass. Tilt up panels, prohibited in the current version of the design standards, would be permitted under the proposed revision.
- Surface parking is at the side or rear of the building to the greatest extent possible. The zoning administrator may permit up to two rows of parking between the building and the street. This is unchanged from the existing design standard.
- Landscaping along the street and sidewalk defines the street edge and is a buffer between pedestrians and the street.
- Fencing along the street and sidewalk is decorative and not chainlink.
- When a site is redeveloped with industrial uses, a sidewalk is constructed along the frontage of the building.

PROPOSED REVISIONS IN THE I1 DISTRICT

The following design standards are recommended for the I1 district:

- Door and window openings in the office portions of an industrial building.
- Landscaping and street trees along the street side of the building.
- Sidewalks, if no sidewalk now exists.

POTENTIAL NEW LOCATIONS FOR THE IR DISTRICT. The industrial zoning study does not recommend where IR districts should be approved, but City staff is interested in knowing what industrial developers and brokers, as well as residents, think about appropriate locations for IR zoning.

RESIDENTIAL USES IN INDUSTRIAL DISTRICTS:

Currently the Zoning Code permits mixed commercial and residential uses, as well as congregate living uses in industrial districts. Yet, more and more **people desire to live and work** in the same space. The proposed revisions allow dwelling units in mixed use buildings in industrial districts in a way that does not detract from the primary industrial function of the district.

The industrial zoning study proposes:

- In the IR district, no more than 50 percent of the first floor and 50 percent of the basement in a mixed used residential and commercial building may be housing. The upper floors may be entirely residential. This is unchanged from the current requirement.
- In I1 and I2 districts, dwelling units may not be located on either the first floor or the basement. A conditional use permit would be required for a mixed residential and commercial building with more than 6 dwelling units. At least 80 percent of the first floor of the building would be used for non-residential uses.